

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, August 10, 1999**

Mr. Kostak called the meeting to order at 7:30 P.M.

Attendance : Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Ms. Cheri Williams; Mr. Richard Tompkins. Absent: Mr. James Durham; Mr. Rand Oliver. Also present: Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Motion to excuse:

MOTION: Mr. Pluckebaum moved to excuse Mr. Durham and Mr. Oliver from the meeting as each gave prior notice to Planning staff. Mr. Tompkins seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission Regular Meeting minutes of July 27, 1999, as written. Mr. Kostak seconded the motion. The motion was approved 2-0-3 with Ms. Williams, Mr. Pluckebaum and Mr. Tompkins abstaining.

COMMUNICATIONS

Mr. Shrimplin informed Planning Commission that Simms Development had filed a Variance application requesting a permanent ground sign for the Forest Walk development along Cloyo Road. The Public Hearing has been scheduled for August 31, 1999.

A City initiated Rezoning application will also be the subject of a Public Hearing on August 31, 1999, for property located north of Whipp Road and south of Old Whipp Court. The request is to change the zoning classification from R-3, Multi-Family Residential, to O-S, Office-Service.

Should the representatives for Goddard School file the additional information to complete their application, a third Public Hearing will be scheduled for August 31, 1999, request being a variance of maximum building size.

Also, the developer of Bethany Commons at Yankee Trace is attempting to complete a Record Plan of Phase 1 for review at the next meeting.

Mr. Shrimplin stated he had been in contact with Mr. Ray Wright, owner of the McDonald's Restaurant, 6004 Far Hills Avenue, who indicated he wishes his Variance application to remain on the table at this time.. Staff requested he send a statement to Planning Commission in order to give them direction.

NEW BUSINESSYankee Trace, Sec. 21 - Record Plan

Mr. Shrimplin reviewed the Record Plan for Yankee Trace, Sec. 21, located west of Yankee Street and south of Silverlake Drive. The zoning on the 7.445 acre parcel is R-1c, Single-Family Residential. Twenty-seven (27) lots are proposed to be developed as a neo-traditional type development as permitted in the approved Lifestyle Community Master Plan for Yankee Trace. The characteristics of this development will include white picket fencing in the front yards, front porches, lighting fixtures, etc. The architectural design and building colors will be coordinated in a way that no two housing styles will be in the same general area. Coach light fixtures will be installed on each side of all garage spaces along in the alley areas to provide lighting at the rear of each lot. Modifications were made to the plan to accommodate the proper turning radius at the end of the alley areas. Mounding will be placed along the length of the alley area to provide screening for the residents along Silvercreek Drive.

Staff recommended approval of the Record Plan subject to the following conditions:

1. A covenant shall be placed on the record plat to prohibit direct vehicular access of lots 380 through 400 to Wind Flower Drive subject to approval by the City Attorney.
2. A covenant shall be placed on the record plat for all "skin" improvements, including the picket fence in the front yards and coach lights along the rear access drive be maintained by the Homeowners Association.
3. The access drive shall be labeled as a private access easement on the record plan.
4. The curve in the access drive situated in the northeastern portion of the site shall be flared to a width of 20 feet at the apex of the curve subject to approval by the Engineering Department.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. The final landscaping plan for Reserve R-BB shall be subject to approval by the City Planning Department. This plan shall also include a solid board privacy fence, approximately 150 feet length, to be placed along the property line in the northeast portion of the site to help mitigate the impact of vehicles traversing the access drive in this area to the residents of the Silvercreek neighborhood.

7. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual lots.

Mr. Jim Kiefer, Great Traditions, was present for the review of the project stating they had no objection to the recommendations of staff.

Mr. Pluckebaum asked if the easement on Lot 391 would create a problem with the building area available.

Mr. Hoffman stated that Lot 391 is a wider lot to allow more building area, therefore, the easement would not create a building area problem.

Mr. Hansford questioned the if coach light fixtures located on each individual garage elevation would be wise should the homeowner not maintain them.

Mr. Kostak stated that issue was discussed during a work session and Planning Commission was assured that maintenance of the coach lights would be the responsibility of the Homeowner's Association and not individual homeowners. In this way, all fixtures will have the same type of bulb to distribute light in an even manner.

Ms. Williams stated she appreciated the efforts of the developer to address the concerns of the residents on Silverlake Drive.

Mr. Tompkins asked where the mailboxes would be located.

Mr. Kiefer stated that issue had not been discussed, however, it will be part of the skin improvements for this development.

MOTION: Mr. Hansford moved to recommend approval of Yankee Trace, Sec. 21, to Council subject to the following conditions:

1. A covenant shall be placed on the record plat to prohibit direct vehicular access of lots 380 through 400 to Wind Flower Drive subject to approval by the City Attorney.
2. A covenant shall be placed on the record plat for all "skin" improvements, including the picket fence in the front yards and coach lights along the rear access drive be maintained by the Homeowners Association.
3. The access drive shall be labeled as a private access easement on the record plan.
4. The curve in the access drive situated in the northeastern portion of the site shall be flared to a width of 20 feet at the apex of the curve subject to approval by the Engineering Department.

5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. The final landscaping plan for Reserve R-BB shall be subject to approval by the City Planning Department. This plan shall also include a solid board privacy fence, approximately 150 feet length, to be placed along the property line in the northeast portion of the site to help mitigate the impact of vehicles traversing the access drive in this area to the residents of the Silvercreek neighborhood.
7. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual lots.

Ms. Williams seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. B. [unclear]", written in a cursive style.